

Before the Board of Zoning Adjustment, D. C.

Application No. 12255, of Review and Herald Publishing Association, pursuant to Sub-section 8207.2 of the Zoning Regulations for a special exception under Sub-section 3101.48. Applicant seeks to continue the operation of a parking lot. The property is in the R-1-B and C-2-A District at 6935 Maple Street, N. W., parts of Lots 815, 839, 59 and all of Lot 820, Square 3357.

HEARING DATE: April 20, 1977

DECISION DATE: May 17, 1977

FINDINGS OF FACT:

1. The subject premises is located in R-1-B and C-2-A Districts.

2. The subject premises is presently operating as a parking facility pursuant to this Board's previous Order 11598 dated June 25, 1974.

3. The applicant proposes the continuation of the premises as a parking facility to serve the needs of employees of the Review and Herald Publishing Association.

4. The subject lot is within 200 feet of an existing commercial or industrial district.

5. This lot is within 200 feet of the Takoma Park Metro Station scheduled for opening approximately November, 1977.

6. The applicant testified that this metro station (because of it's limited services) would not satisfy the needs of it's employees who travel mostly from Maryland and as far as West Virginia.

7. The Department of Transportation by report dated October 21, 1976 found the lot to be in excellent condition and recommended a two-year approval.

8. The Municipal Planning Office by report dated December 9, 1976, recommended a two-year approval of this application.

9. There was no opposition to the granting of this application.

CONCLUSIONS OF LAW AND OPINION:

The Board is of the opinion that the continuation of this parking facility will not create any dangerous or otherwise objectionable traffic conditions. The Board further concludes that the lot is reasonably necessary and convenient to the uses of the neighborhood. It is therefore ORDERED that this application is hereby GRANTED for a period of two (2) years subject to the following conditions:

1. Permit shall be issued for a period of two (2) years but shall be subject to renewal in the discretion of the Board upon the filing of a new appeal in the manner prescribed by the Zoning Regulations.

2. All areas devoted to driveways, access lanes and parking areas shall be maintained with a paving of material forming an all-weather impervious surface.

3. An eight (8) inch coping shall be erected and maintained along each side of all driveways to protect the public space.

4. Bumper stops shall be erected and maintained for the protection of all adjoining buildings.

5. No vehicle or any part thereof shall be permitted to project over any lot or building line or on or over the public space.

6. All parts of the lot shall be kept free of refuse or debris and shall be paved or landscaped. Landscaping shall be maintained in a healthy growing condition and in a neat and orderly appearance.

7. No other use shall be conducted from or upon the premises and no structure other than an attendant's shelter shall be erected or used upon the premises unless such use or structure is otherwise permitted in the zoning district in which the parking lot is located.


8. Any lighting used to illuminate the parking lot or its accessory building shall be so arranged that all direct rays of such lighting are confined to the surface of the parking lot.

The Board reserves the right to direct revocation of the occupancy permit upon a proper showing that any terms or conditions of this Order have been violated.

VOTE: 4-0 (Charles R. Norris, William F. McIntosh, Leonard L. McCants, Esq; Walter B. Lewis to grant by proxy).

BY ORDER OF THE D. C. BOARD OF ZONING ADJUSTMENT

ATTESTED By:


ARTHUR B. HATTON
Executive Secretary

FINAL DATE OF ORDER: 6-8-77

THAT THE ORDER OF THE BOARD IS VALID FOR A PERIOD OF SIX MONTHS ONLY UNLESS APPLICATION FOR A BUILDING AND/OR OCCUPANCY PERMIT IS FILED WITH THE DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT WITHIN A PERIOD OF SIX MONTHS AFTER THE EFFECTIVE DATE OF THIS ORDER.